

Freeburg Industrial Park 2 Office/Warehouse Buildings for Sale

6 & 10 Commerce Dr., Freeburg, IL 62243

10 Commerce
5,000 SF
Warehouse/Production

6 Commerce
7,820 SF Warehouse/Office



- Two Office / Warehouse Buildings totaling 12,820 SF
- 6 Commerce – Warehouse Space 3,947 SF, Office Space 3,873 SF
- 10 Commerce – Warehouse Space 4,500 SF, Office Space 500 SF
- Covered Walkway for access from Building to Building

Sale Price: \$750,000 (Both Buildings)



BARBERMURPHY

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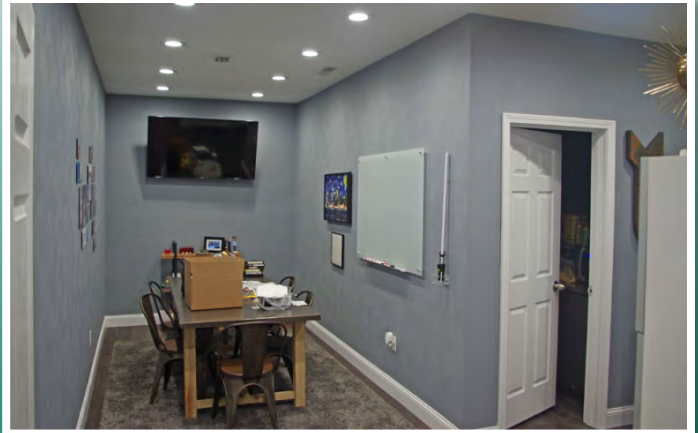
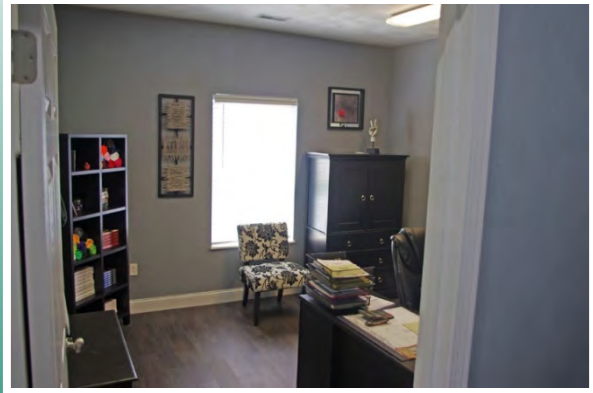
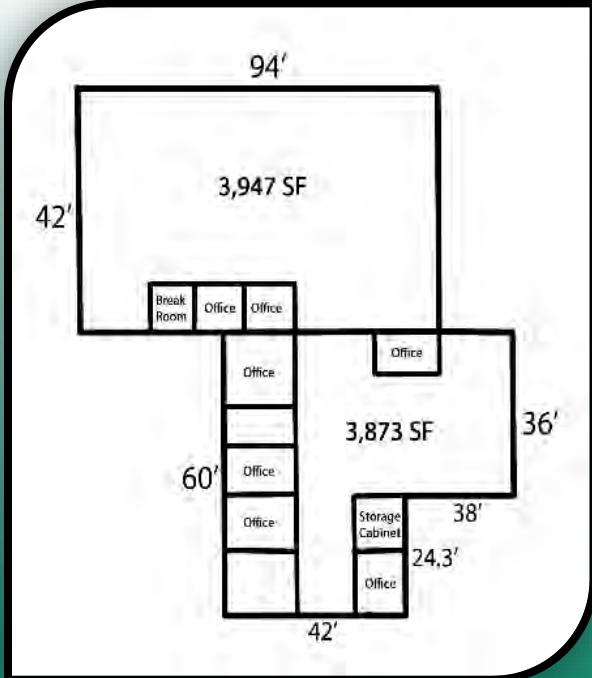




6 Commerce Drive

7,820 SF Office/Warehouse

3,947 SF Warehouse; 3,873 SF Office Space, Reception Area, 7 Offices, Conference Room, Kitchen, Break Room, (1) 8' Drive-In Door



Listing No: 1686

Industrial
Office/Warehouse

6 Commerce Drive
Freeburg, IL 62243

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$750,000/Both Buildings
 Sale Price/SF:
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: No
 Lease Rate:
 Lease Type:
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Total SF Available: 7,820 SF

Min Divisible SF: 7,820 SF

SQUARE FOOT INFO:

Building Total: 7,820 SF
 Total Available: 7,820 SF
 Direct Lease: 7,820 SF
 Sublease: 0 SF
 Office: 3,873 SF
 Warehouse: 3,947 SF
 Min Divisible: 7,820 SF
 Max Contiguous: 7,820 SF

LAND MEASUREMENTS:

Acres: 1.00
 Frontage: 166' FT
 Depth: 267' FT

PROPERTY INFORMATION:

Parcel No:	14-31.0-226-004	TIF:	No	Property Tax:	\$13,689.86
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2016
Zoning:	I-2	Foreign Trade Zone:	No		
Zoning By:	Freeburg	Survey:	No		
Industrial Park:	Freeburg Industrial Park	Environmental:	No		
Prior Use:		Archaeological:	No		

STRUCTURAL DATA:

Year Built:	2003	Clearance Min:	8'	Style:	Wood Frame
Rehab Year:	2005	Clearance Max:	10'	Roof:	Shingle
		Bay Spacing:		Exterior:	Brick/Siding
				Floors:	1
				Floor Type:	Concrete
				Floor Thickness:	
				Floor Drains:	No



6 Commerce Drive
Freeburg, IL 62243

UTILITY INFORMATION

Water Provider:	City of Freeburg	Service:		Location:	At Building
Sewer Provider:	City Of Freeburg	Service:		Location:	At Building
Gas Provider:	Propane	Service:		Location:	On Site
Electric Provider:	City of Freeburg	Service:		Location:	At Building
AMPS:	200 KVA	Phase:	Single		
Low Volts:		High Volts:	120v		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	0	Size:	N/A	Parking:	15
Dock Levelers:	0	Capacity:		Surface Type:	Asphalt
Drive-In Doors:	1	Size:	8'	Yard:	.8 acre
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	No				Building has a reception area, 7 offices, a Conference room and a kitchen break room, with zoned HVAC
Heating:	Forced Air	Men's Restroom:	Yes		
Cooling:	Central	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	No	Ventilation:	No		
Lighting:	Flourescent	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	I-255
Rail:	No
Barge:	No
Airport:	N/A

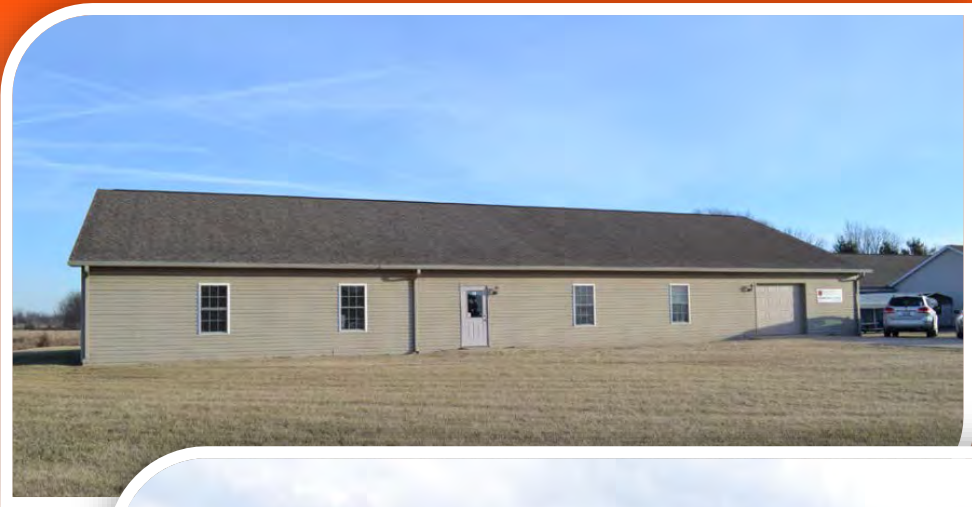
Comments

7,820 SF Office/Warehouse. Located in the Freeburg Industrial Park. 3,873 SF Office and 3,947 SF Warehouse. 10' Ceiling Height. (1) 8' Drive-In Door. Adjacent 5,000 SF Office/Warehouse Building at 10 Commerce Drive Included in Sale

Listing Broker(s)

Steve Zuber SIOR, CCIM
Office: (618) 277-4400
steve@barbermurphy.com
Cell: (314) 409-7283

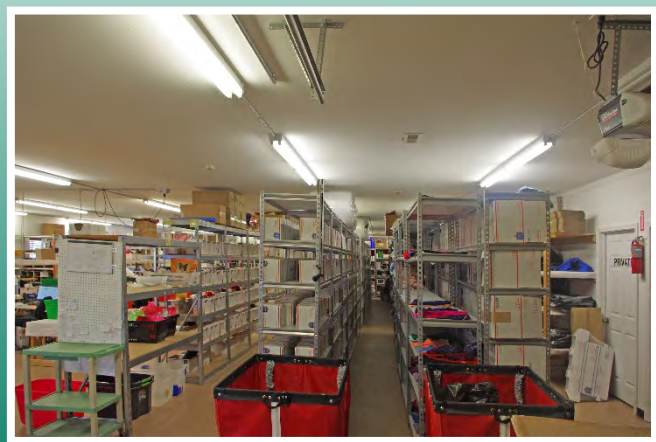
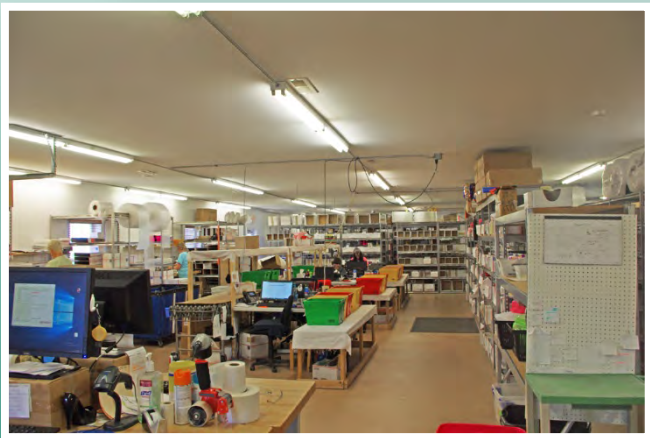
James Leopold CCIM
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10 Commerce Drive

5,000 SF Office/Warehouse

4,500 SF Warehouse; 500 SF Office Space,
Restroom and (1) 8' Drive-In Door



BARBERMURPHY

Listing No: 1687

**Industrial
Office/Warehouse**

10 Commerce Drive
Freeburg, IL 62243

SALE INFORMATION:

For Sale: Yes
 Sale Price: \$750,000/Both Buildings
 Sale Price/SF:
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: No
 Lease Rate:
 Lease Type:
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:

Total SF Available: 5,000 SF

Min Divisible SF: 5,000 SF

SQUARE FOOT INFO:

Building Total: 5,000 SF
 Total Available: 5,000 SF
 Direct Lease: 5,000 SF
 Sublease: 0 SF
 Office: 500 SF
 Warehouse: 4,500 SF
 Min Divisible: 5,000 SF
 Max Contiguous: 5,000 SF

LAND MEASUREMENTS:

Acres: 1.00
 Frontage: 175' FT
 Depth: 242' FT

PROPERTY INFORMATION:

Parcel No:	14-31.0-226-003	TIF:	No	Property Tax:	\$7,882.58
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2016
Zoning:	I-2	Foreign Trade Zone:	No		
Zoning By:	Freeburg	Survey:	No		
Industrial Park:	Freeburg Industrial Park	Environmental:	No		
Prior Use:	Warehouse/Office	Archaeological:	No		

STRUCTURAL DATA:

Year Built:	2008	Clearance Min:	8'	Style:	Wood Frame
Rehab Year:		Clearance Max:	10'	Roof:	Shingle
		Bay Spacing:		Exterior:	Siding
				Floors:	1
				Floor Type:	Tile
				Floor Thickness:	
				Floor Drains:	No



10 Commerce Drive
Freeburg, IL 62243

UTILITY INFORMATION

Water Provider:	City of Freeburg	Service:		Location:	At Building
Sewer Provider:	City Of Freeburg	Service:		Location:	At Building
Gas Provider:	Propane	Service:		Location:	On site
Electric Provider:	City of Freeburg	Service:		Location:	At Building
AMPS:	200 KVA	Phase:	Single		
Low Volts:		High Volts:	120v		
Telecom Provider:		Service:		Location:	

FACILITY INFORMATION

Truck Dock:	0	Size:	N/A	Parking:	15
Dock Levelers:	0	Capacity:		Surface Type:	Asphalt
Drive-In Doors:	1	Size:	8'	Yard:	.8 acre
Box Van Doors	No			Extra Land:	
Overhead Cranes:	No	Size:	N/A	Additional Facility Information:	
Elevators:	No			Zoned HVAC	
Heating:	Forced Air	Men's Restroom:	Yes		
Cooling:	Central	Women's Restroom:	Yes		
Insulated:	Yes	Shower:	No		
Sprinklers:	No	Ventilation:	No		
Lighting:	Flourescent	Compressed Air:	No		
Skylights:	No				

TRANSPORTATION

Interstate:	I-255
Rail:	No
Barge:	No
Airport:	No

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Comments

5,000 SF Office/Warehouse. 2 Offices, 1 Restroom and 1 Drive-In Door. Adjacent Office/Warehouse at 6 Commerce Dr. Included in Sale. Located in the Freeburg Industrial Park.